



This Indenture Made the 14th day of May in the year of our Lord one thousand nine hundred and Seventy-five (1975)

Between Henry T. Heron JR., of the City of Philadelphia, (hereinafter called the Grantor), of the one part, and

Parthena Johnson
This Document Recorded
 05/20/2013 State RTT: 121.00 Doc Id: 52641164
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 Rec Fee 230.00

(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantor,

for and in consideration of the sum of THREE THOUSAND (\$3000) lawful money of the United States of America, unto them well and truly paid by the said Grantee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee Her heirs and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Westerly side of Frankford Avenue (late Frankford Road) at the distance of Two hundred fourteen feet Northwardly from the Northerly side of Montgomery Avenue, in the Nineteenth Ward of the City of Philadelphia.

THENCE extending Westwardly at right angles with Frankford Avenue along ground now or late of John Pearson Seventy-four feet, THENCE extending Northwardly parallel with Frankford Avenue Three feet. THENCE extending Westwardly at right angles with Blair (formerly Warder) Street Forty-six feet to the Easterly line of Blair street; THENCE extending Northwardly along same Fifteen feet, THENCE extending Eastwardly along ground granted or intended to have been granted to Solomon Wagner and Joseph F. Cobb on Ground Rent at right angles with Frankford Avenue One hundred twenty feet to the Westerly side of Frankford Avenue and THENCE extending Southwardly along same Eighteen feet to the place of beginning.

KNOWN as premises No. 1824 Frankford Avenue.

BEING the same premises which John Heron and Rose, his wife, Harry Heron and Ella, his wife, and Frank Heron, singleman, and William Heron, by Indenture bearing date the Thirty-first day of December, A.D., 1937, and recorded in the Office for the Recording of Deeds in and for the County of Philadelphia in Deed Book D.F.H., No. 481, Page 281 granted and conveyed unto the said Elizabeth H. Lilley, wife of Harry H. Lilley, her Heirs and Assigns, in fee.

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT -- All inquiries may be directed to the following person:

NAME <u>x Parthena Johnson</u>		TELEPHONE NUMBER: AREA CODE ()	
STREET ADDRESS <u>2222 W Huntingdon ST</u>	CITY <u>PA</u>	STATE <u>PA</u>	ZIP CODE <u>19132</u>

B. TRANSFER DATA

DATE OF ACCEPTANCE OF DOCUMENT:

GRANTOR(S) / LESSOR(S) <u>Henry T Heron Jr</u>		GRANTEE(S) / LESSEE(S) <u>Parthena Johnson</u>	
STREET ADDRESS <u>2222 W Huntingdon ST</u>		STREET ADDRESS <u>2222 W Huntingdon ST</u>	
CITY <u>Phila</u>	STATE <u>PA</u>	ZIP CODE <u>19132</u>	CITY <u>Phila</u>
		STATE <u>PA</u>	ZIP CODE <u>19132</u>

C. PROPERTY LOCATION

STREET ADDRESS <u>1824 Frankford Ave</u>		CITY, TOWNSHIP, BOROUGH <u>Phila</u>
COUNTY <u>Phila</u>	SCHOOL DISTRICT <u>Phila</u>	TAX PARCEL NUMBER

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION <u>3000.00</u>	2. OTHER CONSIDERATION <u>+ 0</u>	3. TOTAL CONSIDERATION <u>= 3000</u>
4. COUNTY ASSESSED VALUE <u>\$3712.00</u>	5. COMMON LEVEL RATIO FACTOR <u>x 3.27</u>	6. FAIR MARKET VALUE <u>= \$12,138.24</u>

E. EXEMPTION DATA

1A. PERCENTAGE OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____ (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagee to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____. Mortgagee (grantor) sold property to Mortgagee (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE

<u>Barry Glavin</u>	<u>5-13-13</u>
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Together with all and singular the buildings improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

the said grantor s as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described with the buildings and improvements thereon erected, and hereditaments and premises hereby granted or mentioned, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever.

And the said Grantors, for themselves, and their heirs, executors and administrators do by covenant, promise and agree, to and with the said Grantee, her heirs and assigns, by these presents, that they the said Grantor s and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against them, the said Grantor and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will

WARRANT and forever **DEFEND**.

In Witness Whereof, the parties of the first part to these present hereunto set their hands and seals. Dated the day and year first above written.

Scaled and Delivered
IN THE PRESENCE OF US:

Robert T. Smith

Henry L. Heron Jr.




Commonwealth of Pennsylvania
County of

On this, the 14th day of May, 1975, before me, a Notary Public for
the Commonwealth of Pennsylvania,

personally appeared HENRY T. HERON,

known to me (satisfactorily proven) to be the person whose name is (are) subscribed to the within
instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.


ROBERT J. WREATH
Notary Public, Philadelphia, Philadelphia Co.
My Commission Expires June 26, 1978

Notary Public

DEED

HENRY T. HERON, et ux.

TO

PARTHENA JOHNSON

PREMISES: No. 1824 Frankford Ave
15th Ward

752-S
John C. Clark Co., Phila.

The address of the above-named Grantee
is 2222 W. Huntington St
Philadelphia, PA
On behalf of the Grantee